

TRANSFER  
TAX  
PAID 48-327

## WARRANTY DEED

ADELE E. CAREY of Waterville, County of Kennebec and State of Maine, for consideration paid, grants to STEPHEN N. HALLEE and GWEN O. MALLOZZI of Sarasota, State of Florida, as joint tenants, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

**003122**

Two certain lots or parcels of land with wood framed dwelling and garage situated thereon located in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and, described as follows:

ONE: Commencing at an iron pin situated on the northeasterly right-of-way line of Center Street, which iron pin is situated in the southwesterly corner of property now or formerly owned by Herman P. Bouchard and Robert F. Knowles; thence N 69° 23' 54" W a distance of forty (40) feet along the northeasterly right-of-way line of Center Street to an iron pin; thence N 27° 36' 06" E a distance of eighty-five (85) feet to an iron pin; thence S 62° 23' 54" E a distance of forty (40) feet to a point in the westerly line of premises now or formerly of Herman P. Bouchard and Robert F. Knowles; thence S 27° 36' 06" W a distance of eighty-five (85) feet to an iron pin situated at the point of beginning.

TWO: Commencing at an iron pin set in the northerly right-of-way line of Center Street, so-called, which iron pin is situated in the southwesterly corner of the first described parcel in this deed; thence N 62° 23' 54" W along the northerly right-of-way line of said Center Street a distance of two (2) feet to an iron pin; thence N 27° 36' 06" E on a line parallel with the westerly line of the parcel described in the first parcel of this deed a distance of eighty-five (85) feet to an iron pin; thence S 62° 23' 54" E a distance of two (2) feet to an iron pin marking the northwesterly corner of the first described parcel in this deed; thence S 27° 36' 06" W along the northwesterly line of the first described parcel in this deed, a distance of eighty-five (85) feet to the iron pin at the point of beginning.

Meaning and intending hereby to convey a strip of land two (2) feet wide by eighty-five (85) feet in depth containing 170 square feet.

Also meaning to convey to the within grantees, their heirs and assigns, an easement for temporary placement of ladders and other equipment to facilitate maintenance and repair to the premises of the within grantees identified in a deed recorded in the Kennebec County Registry of Deeds at Book 2004, Page 180, 1.5 feet wide

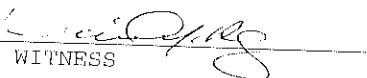
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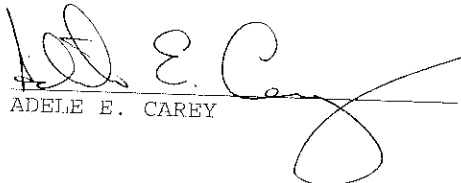
and eighty-five (85) feet in depth immediately west and adjacent to the two (2) foot strip herein granted.

Also hereby granting to the within grantees, their heirs and assigns forever, a right-of-way from Pleasant Place adjacent and parallel to the northerly boundary line of premises described in a deed from Mary D. Runser to Matthew K. Arbo and Debra L. Thurlow dated February 5, 1985, and recorded in the Kennebec County Registry of Deeds in Book 2771, Page 82, leading from Pleasant Place to the garage located on the first described parcel in this deed, which right-of-way is approximately twelve (12) feet in width and is presently a paved driveway.

Being the same premises conveyed to Louis H. Sinclair and Adele E. Carey by deed of William Oliver and Mary Anne Mitchell dated August 5, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3404, Page 151. A divorce decree dated March 20, 2002 awarding the property to Adele E. Carey was recorded in said Registry of Deeds in Book 6856, Page 39.

WITNESS my hand and seal on Feb. 4, 2004.


  
WITNESS

  
ADELE E. CAREY

February 4, 2004

THE STATE OF Maine  
Kennebec, ss.

Then personally appeared the above named Adele E. Carey and acknowledged the foregoing instrument to be her free act and deed.

Before me,   
Notary Public

David J. Roy  
Notary Public, Maine  
My Commission Expires July 21, 2008

RECEIVED KENNEBEC SS.

2004 FEB -5 AM 11:12

ATTEST: 